

**DESIGN AND ACCESS STATEMENT**

**Flat 4, 116 Crouch Hill  
London N8 9DY**

**Replacement of existing sash windows with timber-framed double glazing units to match**

## THE EXISTING BUILDING

Flat 4, 116 Crouch Hill, N8 9DY, is located within an end-of-terrace property that has been subdivided into self-contained flats (likely mid-late 20th century). The property forms part of a late Victorian house, likely constructed in the late 19th century (circa 1890s), typical of the character of the Crouch End Conservation Area.

The existing sash windows, which are the subject of this application, are original single-glazed timber units. They are now in poor condition and require replacement.

While the building is not listed, it is situated within the Crouch End Conservation Area.

## THE PROPOSAL

The proposal seeks to replace the existing single-glazed timber sash windows with double-glazed timber sash windows. The new windows will replicate the existing design, including horns and glazing bars, ensuring that the fenestration pattern remains unchanged.

The replacement windows will be finished in white to match the existing appearance as closely as possible, within the technical constraints of double glazing. Care has been taken to ensure that the new units maintain similar proportions and detailing, with frame dimensions closely matching the originals.

In addition to preserving the visual character of the building, the proposed windows will significantly improve thermal performance. This will enhance occupant comfort and contribute to reduced energy consumption, thereby delivering environmental benefits.

## CONCLUSION

The existing sash windows have reached the end of their serviceable life and are in need of replacement. The proposed works will provide a like-for-like replacement in terms of appearance and fenestration, with the key improvement being the introduction of double glazing.

The development will preserve the character and appearance of the conservation area while delivering improved thermal efficiency and sustainability benefits.

In light of the above, it is respectfully considered that the proposals set out in this Design and Access Statement, together with the accompanying documentation, should be supported and that planning permission should be granted.